

104<sup>TH</sup> CONGRESS  
1<sup>ST</sup> SESSION

# H. R. 2643

To direct the Secretary of Transportation to convey the Point Arena Light Station to Point Arena Lighthouse Keepers, Inc., at such time as the Secretary determines the Light Station to be excess to the needs of the Coast Guard.

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## IN THE HOUSE OF REPRESENTATIVES

NOVEMBER 15, 1995

Mr. RIGGS introduced the following bill; which was referred to the Committee on Transportation and Infrastructure

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## A BILL

To direct the Secretary of Transportation to convey the Point Arena Light Station to Point Arena Lighthouse Keepers, Inc., at such time as the Secretary determines the Light Station to be excess to the needs of the Coast Guard.

1       *Be it enacted by the Senate and House of Representa-*  
2       *tives of the United States of America in Congress assembled,*

3       **SECTION 1. CONVEYANCE OF POINT ARENA LIGHT STA-**  
4       **TION.**

5       (a) AUTHORITY TO CONVEY.—

6               (1) IN GENERAL.—At such time as the Sec-  
7       retary determines the Point Arena Light Station to

1 be excess to the needs of the Coast Guard, the Sec-  
2 retary shall convey to the Point Arena Lighthouse  
3 Keepers, Inc., by an appropriate means of convey-  
4 ance, all right, title, and interest of the United  
5 States in and to the Point Arena Light Station, lo-  
6 cated in Mendocino County, California, except that  
7 the Coast Guard shall retain all right, title, and in-  
8 terest in any historical artifact, including any lens or  
9 lantern, on the property conveyed pursuant to this  
10 section, or belonging to the property, whether lo-  
11 cated on the property or elsewhere.

12 (2) IDENTIFICATION OF PROPERTY.—The Sec-  
13 retary may identify, describe, and determine the  
14 property to be conveyed pursuant to this section.

15 (3) RETENTION OF LENS IN CALIFORNIA.—The  
16 Secretary shall retain within the boundaries of the  
17 State of California the lens belonging to the Point  
18 Arena Light Station.

19 (b) TERMS OF CONVEYANCE.—

20 (1) IN GENERAL.—A conveyance of property  
21 pursuant to this section shall be made—

22 (A) without the payment of consideration;

23 and

24 (B) subject to such terms and conditions  
25 as the Secretary may consider appropriate.

1           (2) REVERSIONARY INTEREST.—In addition to  
2           any term or condition established pursuant to para-  
3           graph (1), any conveyance of property comprising  
4           the Point Arena Light Station pursuant to sub-  
5           section (a) shall be subject to the condition that all  
6           right, title, and interest in and to the property so  
7           conveyed shall immediately revert to the United  
8           States if the property, or any part thereof, ceases to  
9           be maintained as a nonprofit center for public bene-  
10          fit for the interpretation and preservation of the  
11          maritime history of Point Arena, California.

12          (3) MAINTENANCE OF NAVIGATION FUNC-  
13          TIONS.—Any conveyance of property pursuant to  
14          this section shall be subject to such conditions as the  
15          Secretary considers to be necessary to assure that—

16                (A) the light, antennas, sound signal, and  
17                associated lighthouse equipment located on the  
18                property conveyed, which are active aids to  
19                navigation, shall continue to be operated and  
20                maintained by the United States for as long as  
21                they are needed for this purpose;

22                (B) the Point Arena Lighthouse Keepers,  
23                Inc., or any successors or assigns, may not  
24                interfere or allow interference in any manner

1 with such aids to navigation without express  
2 written permission from the Secretary;

3 (C) there is reserved to the United States  
4 the right to relocate, replace, or add any aids  
5 to navigation, or make any changes to the Point  
6 Arena Light Station as may be necessary for  
7 navigation purposes;

8 (D) the United States shall have the right,  
9 at any time, to enter the property conveyed  
10 without notice for the purpose of maintaining  
11 navigation aids;

12 (E) the United States shall have an ease-  
13 ment of access to such property for the purpose  
14 of maintaining the navigational aids in use on  
15 the property; and

16 (F) the Point Arena Light Station shall re-  
17 vert to the United States at the end of the 30-  
18 day period beginning on any date on which the  
19 Secretary provides written notice to the Point  
20 Arena Lighthouse Keepers, Inc., that the Point  
21 Arena Light Station is needed for national se-  
22 curity purposes.

23 (4) MAINTENANCE OF PROPERTY.—Any convey-  
24 ance of property under this section shall be subject  
25 to the condition that the Point Arena Lighthouse

1 Keepers, Inc., shall maintain the Point Arena Light  
2 Station in accordance with the provisions of the Na-  
3 tional Historic Preservation Act (16 U.S.C. 470 et  
4 seq.) and other applicable laws.

5 (5) OBLIGATION LIMITATION.—The Point  
6 Arena Lighthouse Keepers, Inc., or any successors  
7 or assigns, shall not have any obligation to maintain  
8 any active aid to navigation equipment on property  
9 conveyed pursuant to this section.

10 (c) MAINTENANCE STANDARD.—The Point Arena  
11 Lighthouse Keepers, Inc., or any successor or assign, at  
12 its own cost and expense, shall maintain, in a proper, sub-  
13 stantial, and workmanlike manner, all properties con-  
14 veyed.

15 (d) DEFINITIONS.—For purposes of this section—

16 (1) the term “Point Arena Light Station”  
17 means the Coast Guard property and improvements  
18 located at Point Arena, California, including the  
19 light tower building, fog signal building, 2 small  
20 shelters, 4 residential quarters, and a restroom facil-  
21 ity; and

22 (2) the term “Secretary” means the Secretary  
23 of the department in which the Coast Guard is oper-  
24 ating.